

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 7/6/90

Riaz Janja
2034 N. Rolling Road
Baltimore, Maryland 21207

Re: Petition for Zoning Variance
CASE NUMBER: 90-534-A
SE/8 of Gwynn Oak, 280' NE of c/l of Windsor Mill Road
2115 Gwynn Oak Avenue
1st Election District - 2nd Councilmanic
Petitioner(s): Riaz Janja
HEARING: TUESDAY, JULY 24, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$ 93.57 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:ga

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 1, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
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2115 Gwynn Oak Avenue
1st Election District - 2nd Councilmanic
Petitioner(s): Riaz Janja
HEARING: TUESDAY, JULY 24, 1990 at 2:00 p.m.

Variance to permit 4 parking spaces in lieu of the minimum 14.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Riaz Janja

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 9, 1990

Mr. Riaz Janja
2034 N. Rolling Road
Baltimore, MD 21207

RE: Item No. 385, Case No. 90-534-A
Petitioner: Riaz Janja
Petition for Zoning Variance

Dear Mr. Janja:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 30th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Riaz Janja

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: May 31, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Riaz Janja, Item No. 385

The Zoning Advisory Committee reviewed the above-referenced request in its meeting of May 24, 1990. Due to concerns expressed by other agencies regarding sewer service, rights-of-way, and driveway width, the Zoning Advisory Committee requests that the Petition not be scheduled for public hearing until it has received CRG approval.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
cc: Carl Richards

ITEM385/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

June 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 385
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Z.A.C. May 29, 1990
Riaz Janja
SE/8 of Gwynn Oak, 280' NE centerline of
Windsor Mill Road.
B.L.-C.N.S.
Variance to permit 4 parking spaces in
lieu of the minimum 14.
0.11 acre
1st Election District
2nd Councilmanic District

Dear Mr. Haines:

We have reviewed the site plan for this site and have the following comments:

- 1) This area has parking problems at this time. Any reduction in parking will add to the problem.
- 2) The parking shown on the site fails to meet County standards, inconvenient, and difficult to get to.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSP/LW

RECEIVED
JUN 13 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5300
(301) 887-4500
Paul H. Reincke
Chief

MAY 21, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RIAZ JANJUA
Location: #2115 GWYNN OAK AVENUE
Item No.: 385 Zoning Agenda: MAY 29, 1990
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. (FIRE HYDRANT REQ.)

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

February 25, 1991

887-3353

Mr. Riaz Janja
2034 N. Rolling Road
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
SE/8 Gwynn Oak Avenue, 280' NE of the c/l of Windsor Mill Road
(2115 Gwynn Oak Avenue)
1st Election District - 2nd Councilmanic District
Riaz Janja - Petitioner
Case No. 90-534-A

Dear Mr. Janja:

As you know, a hearing on the above-captioned matter was held on July 24, 1990 during which the case was continued to allow you time to file a revised site plan, and possibly an amended Petition. A review of the case file indicates that no action has been taken on the matter since the hearing date.

If no written word is heard from you within fifteen (15) days of the date of this letter as to the status of this case, a decision will be rendered based upon the testimony and evidence presented at the hearing.

Furthermore, it is noted that advertising and posting fees in the amount of \$93.57 remain open. Regardless of whether or not you wish to pursue this matter, the subject fees must be paid or the matter will be turned over to the County Attorney's office for collection.

Thank you for your prompt attention in this matter.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner

AMN:bjs
cc: Edward C. Covahey, Jr., Esquire
614 Bosley Avenue, Towson, Md. 21204

Mr. James Waddy, Jr.
2117 Gwynn Oak Avenue, Baltimore, Md. 21207

Mr. William Obrecht
2137 Gwynn Oak Avenue, Baltimore, Md. 21207

People's Counsel; Case File

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens
Docket Clerk

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Zoning Variance
SE/8 Gwynn Oak Avenue, 280' NE of the c/l of Windsor Mill Road
(2115 Gwynn Oak Avenue)
1st Election District - 2nd Councilmanic District
Riaz Janjua - Petitioner
Case No. 90-534-A

Please be advised that the subject matter, which was scheduled to be heard on July 24, 1990, was continued in order for Petitioner to file an amended site plan per Mitch Kellman's comments within four weeks. Likewise, Petitioner may need to file an amended Petition; if so, readvertise and repeat the subject property prior to rescheduling same for a new hearing and notify all parties of the continued and/or new hearing date and time.

Thank you for your assistance in this matter and if you should have any questions, please do not hesitate to contact me.

AMN:bjs

cc: Mitch Kellman
Case File - (Note: James Waddy, Jr., a Protestant, reserved his testimony for the rescheduled hearing.)

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens
Docket Clerk

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Zoning Variance
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AMN:bjs

cc: Mitch Kellman
Case File - (Note: James Waddy, Jr., a Protestant, reserved his testimony for the rescheduled hearing.)

PLEASE PRINT CLEARLY

NAME
RIAZ JANJUA
AJAZ JANJUA
JAVED A. MAZAR
GURMEET S. DHILLON

ADDRESS
1040 Richmond Ave. Cmtty
130 PLEASANT VALLEY DR.
2034 N. ROLLING RD. Bldg 207
10902 REISTERSTOWN RD.
DOWNS MILLS, MD 21117

PLEASE PRINT CLEARLY

NAME
James Waddy, Jr.
William Obrecht

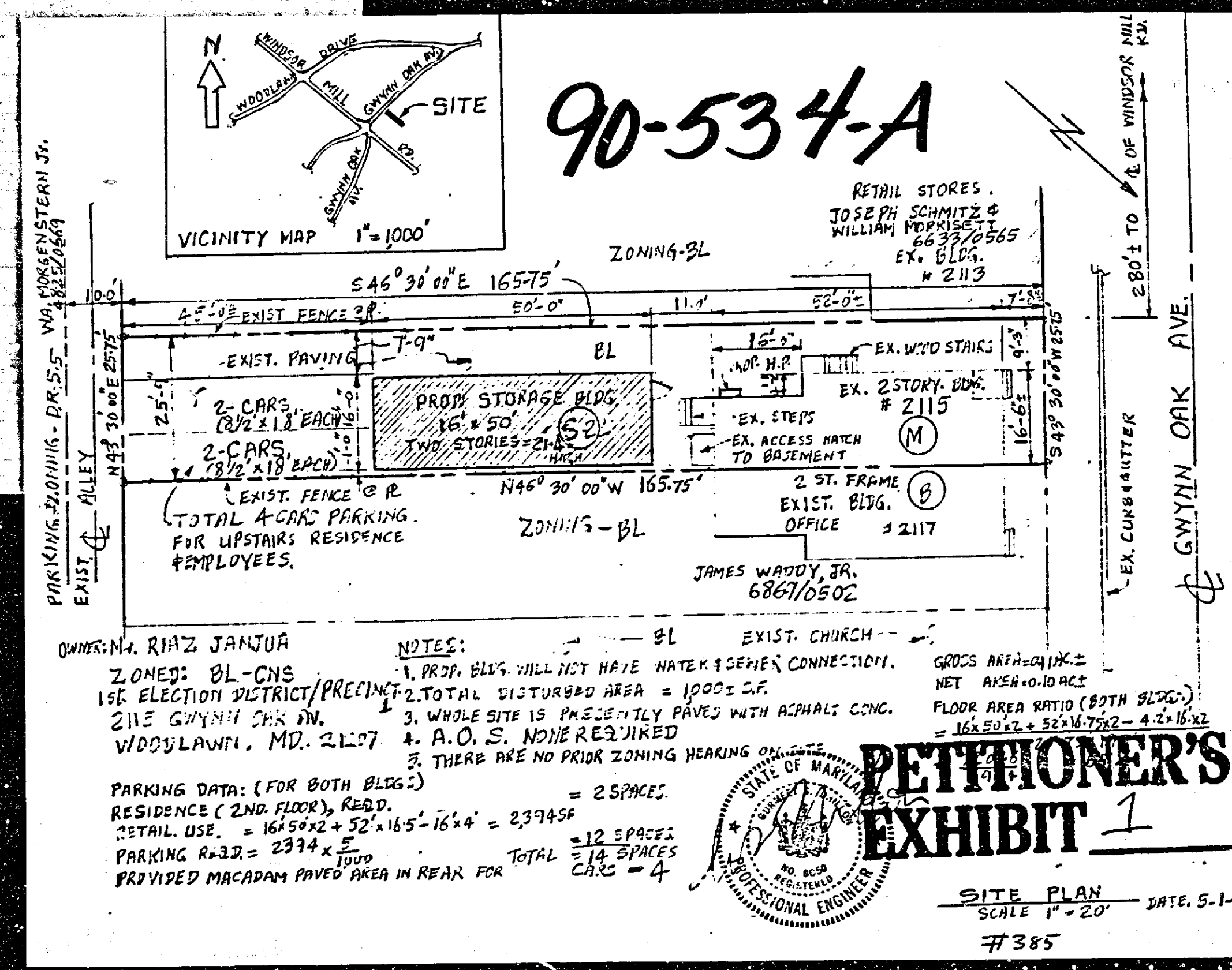
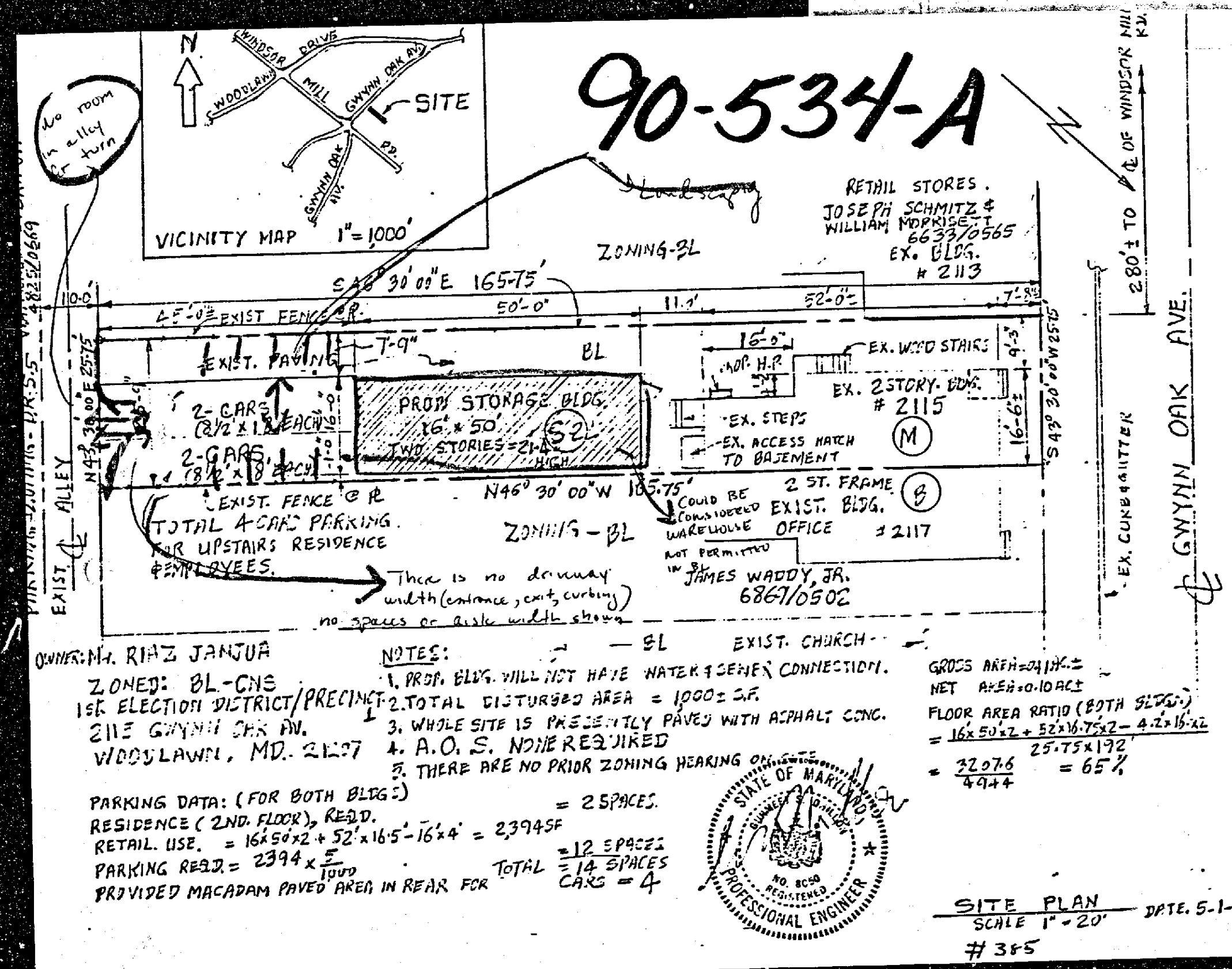
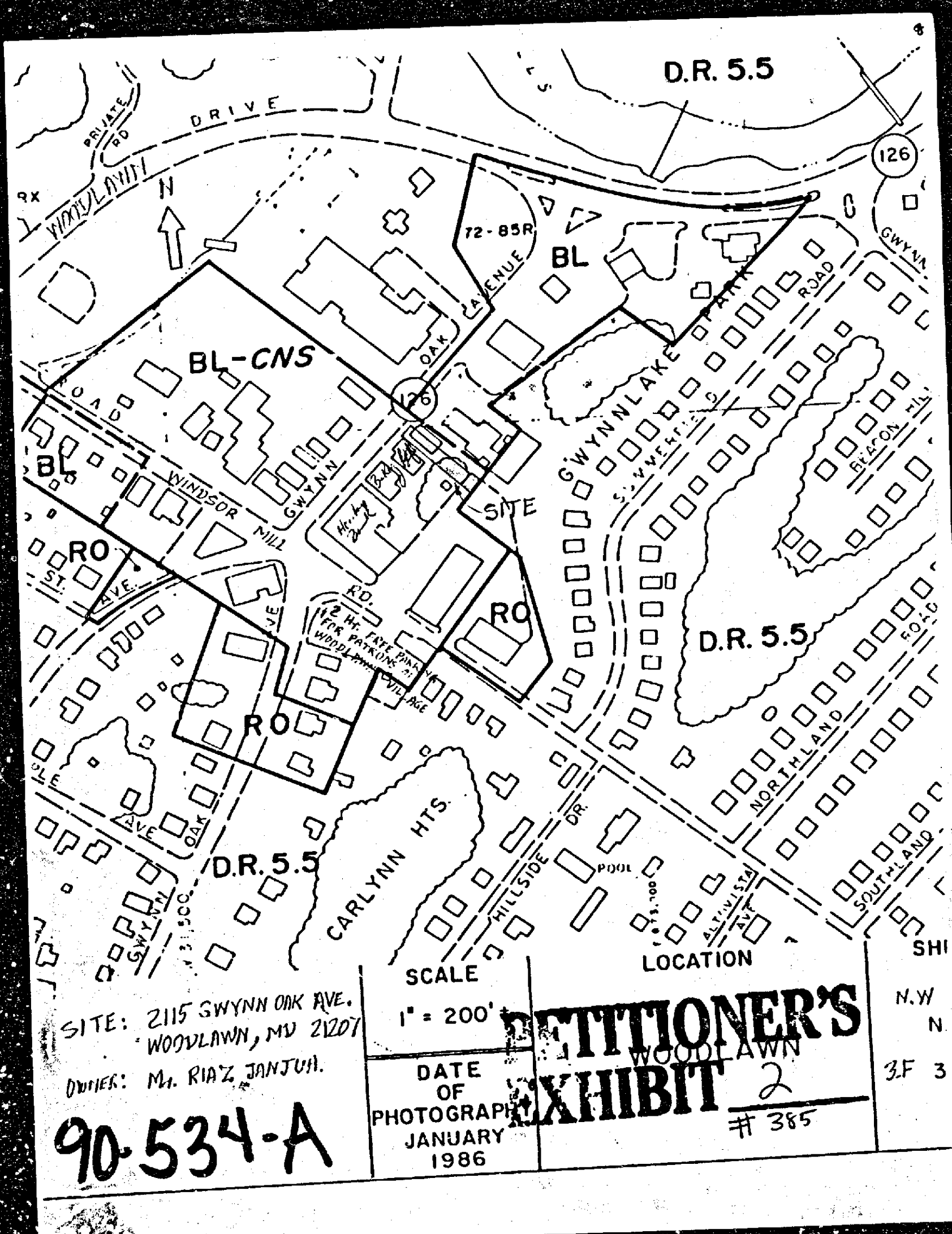
ADDRESS
247 Gwynn Oak Ave. Baltimore
2137 Gwynn Oak Ave. "2127

Important Note To The Hearing Officer:

This site plan has been reviewed on three different occasions by filing appointments. The plan is very poor and does not show any detail of the existing four parking spaces. The amount of retail space and calculations of parking per retail area does not seem accurate. The petitioner was very anxious to get this plan filed to the hearing and time constraints. I did not feel that any additional appointments or review would help this matter. The petitioner has well made aware that everything on the filing (hearing) checklist

Mitch Kellman
5/10/90

had to be on the site plan filed.



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING INSPECTOR
TOWSON, MARYLAND 21204

PERMIT # 13
RECEIPT # 13
CONTROL # 13
XREF # 13

PROPERTY ADDRESS 2115 Gwynn Oak Ave

SUBDIVISION TAX ACCOUNT # 01-12-001070 DISTRICT/PRECINCT 131

OWNER'S INFORMATION (LAST, FIRST, MI)
NAME: RIAZ JANJUA
ADDRESS: 1040 RICHMOND AVE. CMTTY BLDG 207
CITY: BALTIMORE, MD 21117

APPLICANT INFORMATION
NAME: JAVED A. MAZAR
COMPANY: RIAZ JANJUA
ADDRESS: 1040 RICHMOND AVE. CMTTY BLDG 207
CITY: BALTIMORE, MD 21117

PHONE # 744-4771 MHC LICENSE #

APPLICANT SIGNATURE: JAVED A. MAZAR

PLANS: CONST 3, PLOT 10, PLAT 5, BLOCK 319B, EL. 1 PL. 2

TECHNICAL: 1. SEE DETAIL SHEET

DESCRIBE PROPOSED WORK:
Construct addition of rear of existing building (2 story). Addition to be used for storage of overhead connecting to existing building. (16x50x21'-6") 1600SF + (5x10) 50SF Overhead

TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
05. SWIMMING POOL
06. CHURCH
07. OTHER

TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REIN. CONCRETE

TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. OTHER

CENTRAL AIR: 1. YES 2. NO
ESTIMATED COST: \$40,000.00
PROPOSED USE: Same as existing
EXISTING USE: Storage

OWNERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHOUSE 5. MIDRISE
6. FARMHOUSE 7. 2BDRY 8. 3BDRY 9. TOT APTS/CONDOS 10. TOT APTS/CONDOS 11. MIDRISE
12. FARMHOUSE 13. 2BDRY 14. 3BDRY 15. TOT APTS/CONDOS 16. TOT APTS/CONDOS 17. MIDRISE

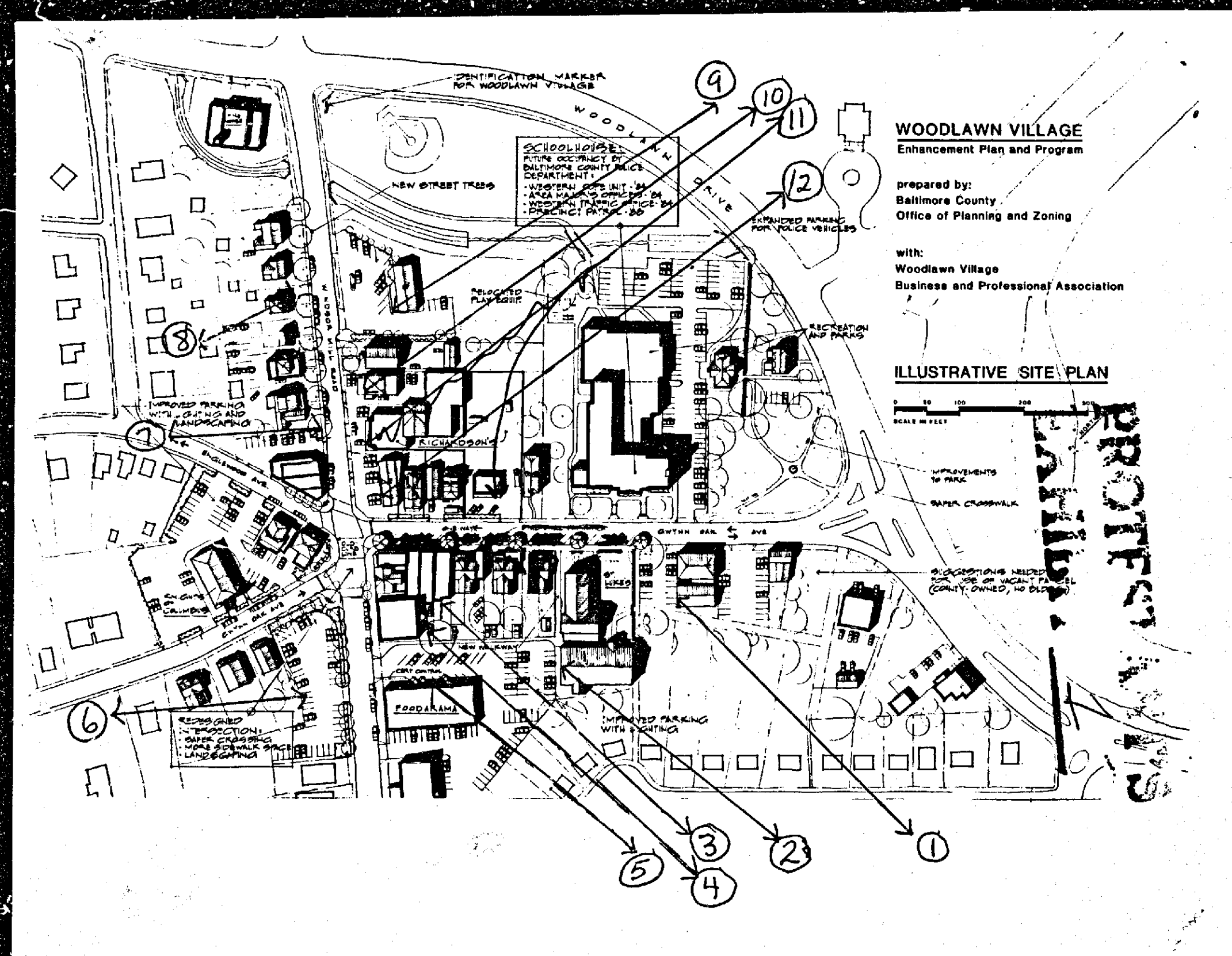
GARAGE DISPOSAL: 1. YES 2. NO
KITCHENS: CLASS 1. FOLIO

1600 + 50 =
BUILDING SIZE
FLOOR 1600SF
SIZE 25x170
WIDTH 16'
DEPTH 64'
HEIGHT 21'-6"
TOTAL A-CAP PARKING
FOR UPSTAIRS RESIDENCE
4 SPACES

LOT SIZE AND SETBACKS
LOT 1600SF
FRONT STREET
SIDE STREET
FRONT SETBACK
SIDE SETBACK
SIDE STR SETBACK

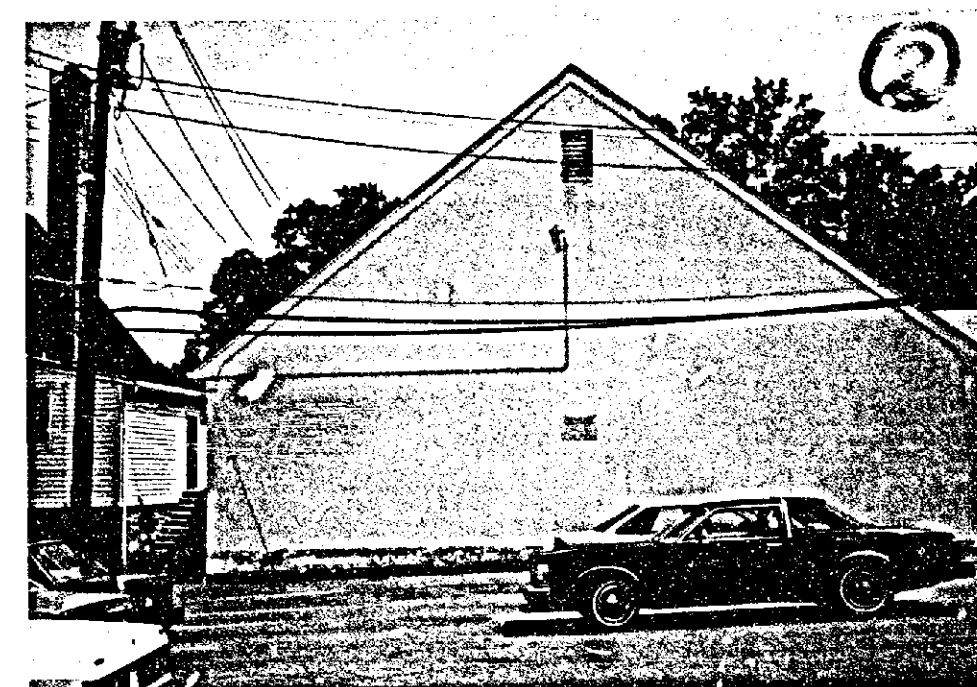
BLD INSP
FLOOR PLAN 22 OK TO FILE R/F
FIRE 120
BED 120
FLOOR AREA RATIO (BOTH BLDGS)
1600SF + 50SF = 1650SF
1650SF / 10.5 = 157.14
157.14 / 1.5 = 104.76
104.76 / 1.5 = 69.84
69.84 / 1.5 = 46.56
46.56 / 1.5 = 31.04
31.04 / 1.5 = 20.69
20.69 / 1.5 = 13.79
13.79 / 1.5 = 9.19
9.19 / 1.5 = 6.13
6.13 / 1.5 = 4.08
4.08 / 1.5 = 2.72
2.72 / 1.5 = 1.81
1.81 / 1.5 = 1.21
1.21 / 1.5 = 0.81
0.81 / 1.5 = 0.54
0.54 / 1.5 = 0.36
0.36 / 1.5 = 0.24
0.24 / 1.5 = 0.16
0.16 / 1.5 = 0.11
0.11 / 1.5 = 0.07
0.07 / 1.5 = 0.05
0.05 / 1.5 = 0.03
0.03 / 1.5 = 0.02
0.02 / 1.5 = 0.01
0.01 / 1.5 = 0.00

APPROVAL SIGNATURES
DATE

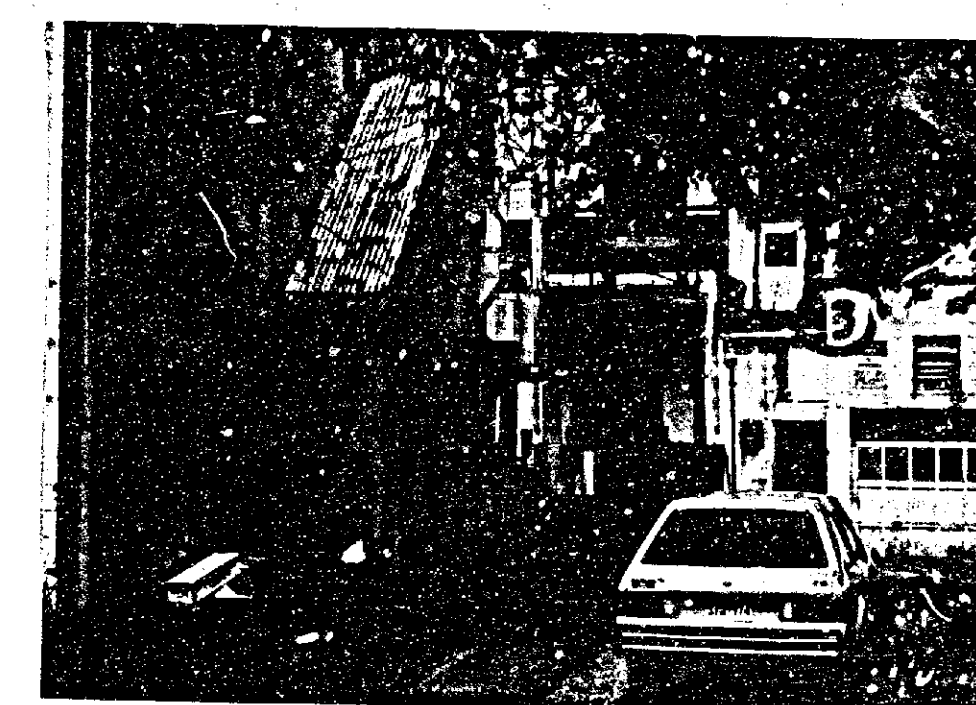


① The Bullpen
2121 Gwynn Oak Ave.

Pictures ① thru ⑫ were taken
Sunday, July 22, 1990 by
William Obriecht, President
Woodlawn Village Business and
Professional Association



② St. Luke's United Methodist
Church of Woodlawn
2119 Gwynn Oak Ave.



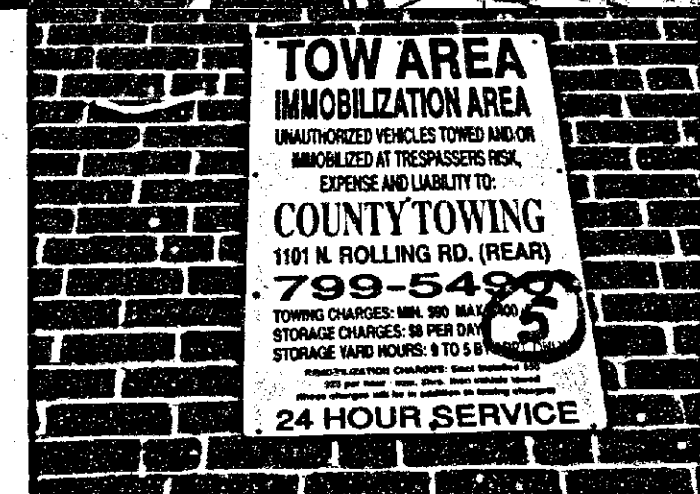
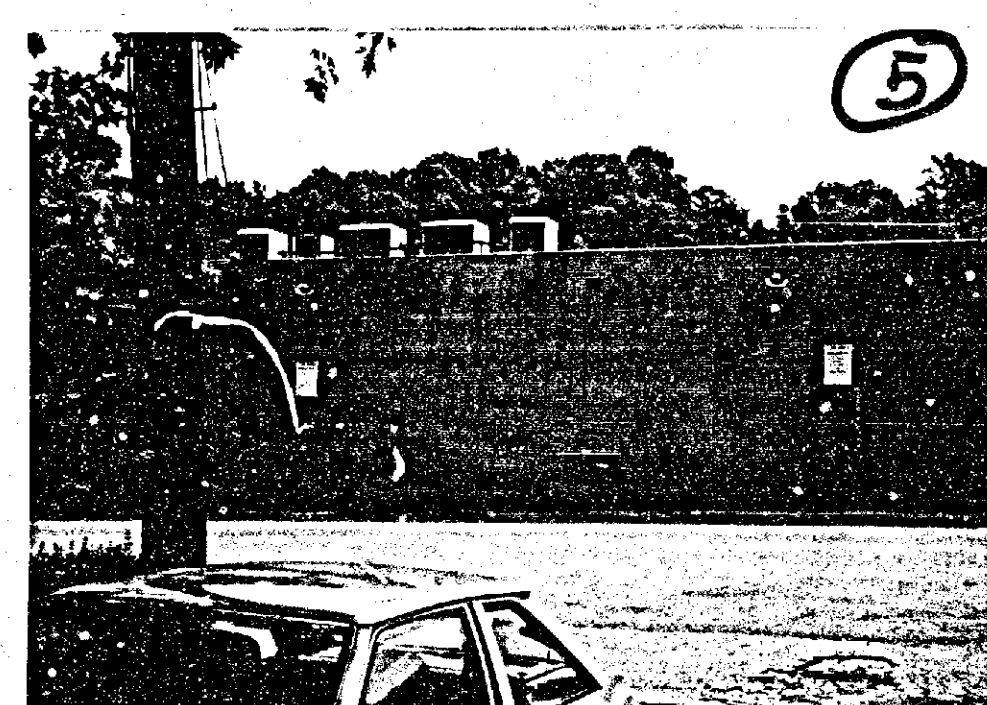
See
Below



③ Bauhoff's Bakery
2105 Gwynn Oak Ave.



④ Rippel's Florist
6320 Windsor Mill Rd.



⑤ Super Saver Food Market
6318 Windsor Mill Rd.



⑥ Lot opposite Woodlawn Pharmacy, etc.
6327-29 Windsor Mill Rd.



⑦ Arundel Cleaners
6405 Windsor Mill Rd.



⑧ Melco Pest
Elimination
6415 Windsor Mill Rd.

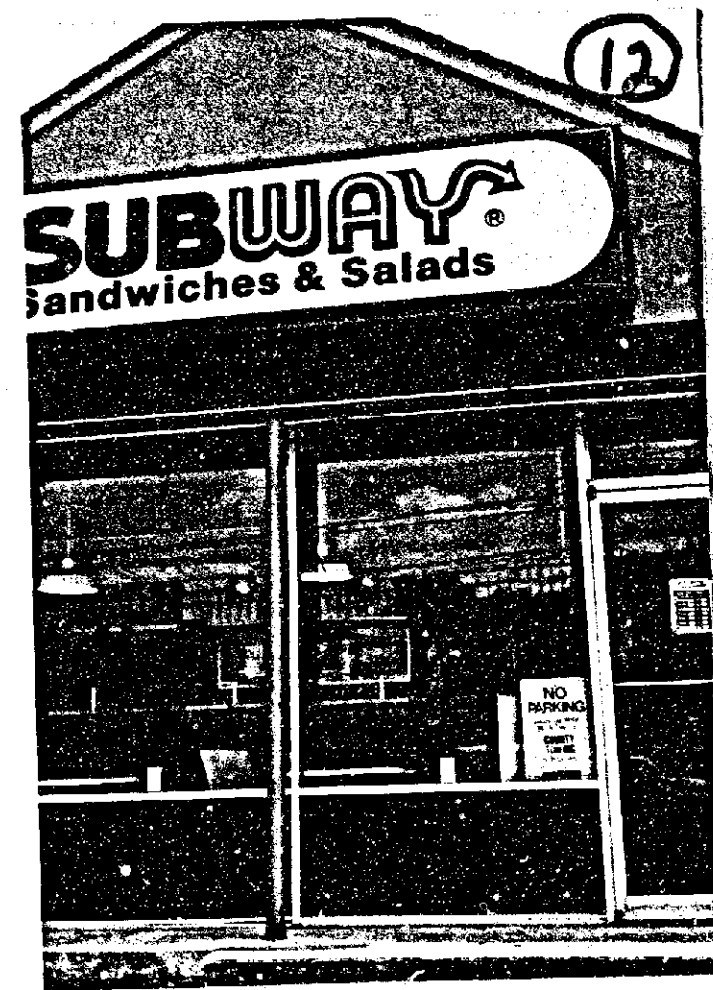
⑨ Royal Farm Store
6416 Windsor Mill Rd.



⑩ Dr. Robert Cook, etc.
6410 Windsor Mill Rd.



⑪ Richardson's
6400 Windsor Mill Rd.



(12) Subway Sandwich Shop
2100 Gwynn Oak Ave



REDACTED
EXHIBIT 2

Pictures at Jay Bees Bazaar taken
Sunday July 22, 1990 by William Obrecht,
President, Woodlawn Village Business + Professional Assn.

Case No. 68-125-A
File w/ 91-237-SPHXA

Case No. 5095-X
File w/ 91-237-SPHXA